



**MINUTES OF A SPECIAL MEETING
WESLACO CITY COMMISSION
THURSDAY, JANUARY 8, 2026**

On Thursday, January 8, 2026, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Pete Garcia Jr.
	Commissioner	Adrian Farias
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez

ABSENT:	Commissioner	Josh Pedraza
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STAFF PRESENT:	Norma A. Cantu	City Secretary
	Benjamin Castillo	City Attorney

Also present: Omar Rodriguez, Asst. City Manager, Rosie Cavazos, Finance Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, Peter Hermida, City Engineer, Arnold Becho, Library Director, and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez certified the public notice of the meeting as properly posted on Friday, January 2, 2026.

B. Roll Call.

1) City of Weslaco

Norma A. Cantu, City Secretary, called roll and noted the absence of Commissioner Pedraza and a quorum present.

2) The Weslaco Economic Development Corporation

Maria Cisneros called the roll for WEDC and noted a quorum was present with six board members.

II. PUBLIC COMMENTS

None.

III. NEW BUSINESS

A. Discussion and presentation of 2025 Wins and 2026 goals and objectives.

Steve Valdez, Executive Director WEDC, presented the organization's achievements and goals, sharing that sales tax revenue had increased by 52.62% between 2020 and 2025, growing from approximately \$13 million to nearly \$22 million; highlighted how Weslaco "punches beyond its weight" compared to larger cities in the region, with competitive sales tax receipts despite having a smaller population than cities like Harlingen, Pharr, and Mission; reported a 47% increase in commercial ad valorem taxes over the last five years, with Weslaco surpassing the billion-dollar mark in commercial property value for the first time. Residential property values had doubled during this period, reaching \$2.24 billion; 53 projects in 2025 created 155 jobs with \$13.7 million in investment and was an increase from previous years, though capital investment was lower than in 2022-2023 when major acquisitions like Glazers occurred. Mr. Valdez noted that next year's capital investment numbers will jump to \$80 million once current projects under construction are completed; outlined for 2026 several key goals were to focus on business retention and expansion (BRE) to grow businesses organically, update their data bank to provide better information to prospective companies, recruit more family-friendly venues and entertainment options and continue to facilitate existing projects through completion

Mayor Gonzalez emphasized the importance of helping fill vacant tenant spaces in new developments like Palm Plaza, Costa Mesa, and Westgate and offered to personally participate in recruitment efforts and stressed the need for family-friendly entertainment venues in Weslaco.

Discussion ensued on the need for family entertainment options, with EDC Board Member Robert Donaldson mentioning Cordon's Pizza was a successful local model that attracts families with multiple sports activities. Sandra Charlton, EDC Board President, noted they are working with developers who have purchased property to include amenities like pickleball courts and other entertainment options.

Mayor Pro Tem Garcia Jr. expressed his desire to see downtown infrastructure improvements, including sidewalk replacements and increased parking, to better accommodate the growing crowds at downtown events.

B. Discussion and consideration on the creation of EDC's new strategic plan.

Steve Valdez explained that plans were to issue a Request for Qualifications (RFQ) to find a qualified company to help develop a strategic plan. He noted the importance of first identifying where the city currently stands before determining future direction and noted Board Member Hector Solis is chairing this initiative, and the EDC wanted to include a city staff member as part of the committee.

C. Discussion and presentation update on roundabout at Pike & VoTech.

Steve reported that the EDC and city had partnered with the police department to place an officer at the Pike and Vo Tech intersection during peak hours to improve traffic flow and explained that recommendation from the commission was to have a roundabout concept and had an estimated cost of \$5.2 million for design and construction of a concrete roundabout.

Mayor Pro Tem Garcia Jr. asked about the timeline for keeping police officers at the intersection. Mr. Valdez mentioned that they would reassess traffic conditions now that construction on FM1015 was complete, as this may have been contributing to the congestion.

Mayor Gonzalez suggested that the opening of FM1015 might reduce the traffic issues at the intersection and noted that the city was working to pursue grant funding opportunities to help cover the costs of the roundabout project.

Peter Hermida, City Engineer, reported that updated plans for the roundabout would be received the following week, with construction estimated to begin by mid to late summer.

D. Discussion and consideration on the downtown growth and improvement plan.

Steve Valdez discussed several opportunities for downtown development could be 1) City Buildings: Prospective tenants could create a P3 partnership for the old city buildings, potentially converting spaces like the old city hall into incubator space, 2) Alta Vista Property: meetings have been held with potential owners about mixed-use development that could include retail on the first floor, offices on the second floor, and loft-style apartments on upper floors; 3) Parking: The EDC hoped the city would support a two-hour parking limit downtown to ensure spaces for shoppers rather than employees and store owners and 4) Urban Planner: The City Manager had tasked the EDC with finding an urban planner, and they had started looking for RFQs to develop a comprehensive downtown plan.

Mayor Gonzalez discussed the complex situation with the Alta Vista building, noting that the housing authority owns the land but not the building, which requires significant investment. He emphasized the need for a strategic plan before moving forward with downtown development.

Mayor Pro Tem Garcia Jr. suggested various beautification efforts for downtown, including seasonal banners on streetlights, sidewalk replacements, and street paving.

Omar Rodriguez, Asst. City Manager, stated that the city had completed a comprehensive plan update in 2022 that covered downtown development, and Joe Pedraza, Asst. PCE Director, noted that UTSA had conducted a study during the library development that addressed the city buildings. These existing studies could provide a foundation for the work of an urban planner.

E. Discussion and consideration on City funding expectations for the upcoming fiscal year.

Mayor Gonzalez emphasized the city's focus on infrastructure, including drainage projects and water/sewer line upgrades, which support economic development by providing the essential services that companies need. He stated that while the city appreciates the EDC's job creation efforts, they want to attract jobs that pay enough (\$20-30/hour) for employees to buy homes in Weslaco.

Commissioner Lopez highlighted the need for a "smart balance" between infrastructure investment and quality of life improvements, noting that both were necessary to attract and retain residents.

Discussion ensued regarding employee retention challenges, with Mayor Pro Tem Garcia Jr. noting that the Parks Department has lost employees for higher pay in other cities. Commissioner Gonzalez Jr. agreed competitive wages are challenge and any assistance. Comments regarding long-term funding expectations and about projected asks for years 2 and 3 needed to be carefully measured, especially since many projects and company commitments span multiple years and emphasized the need for balance of availability of the workforce. Commissioner Gonzalez Jr. agreed competitive wages are challenge.

The discussion concluded with agreement that the city and EDC would continue to work together on both infrastructure and economic development priorities, with more specific planning to occur during upcoming budget sessions.

IV. EXECUTIVE SESSION

At 6:55 p.m. Commissioner Farias seconded by Commissioner Lopez moved to convene the special meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:14 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the special meeting as open to the public.

V. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Real Property - Consultation with the City Attorney on the sale, exchange and lease of various real property located within the city limits of Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government.

No action.

B. Economic Development — Consultation with the City Attorney regarding Project Sweet Onion, Project Heritage and other potential economic activity for projects or businesses as authorized by Section §551.087 of the Texas Local Government Code.

No action.

V. ADJOURNMENT

EDC Board Member Kristopher Garcia seconded by Commissioner Lopez moved to adjourn the special meeting of January 8, 2026, at 8:15p.m. The motion passed unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**